BOOK 4450 PAGE 646

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
RICHARD A. JONES, TRUSTEE (NAME)	UNITED MORTGAGEE SERVICING CORP. (NAME)	Map. 133
3rd Nat'l Bank Bldg (STREET ADDRESS OR ROUTE NUMBER)	3200 PACIFIC AVENUE (STREET ADDRESS)	Par. 57 Plus
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	VIRGINIA BEACH, VIRGINIA (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00)----------*DOLLARS*

CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE ON A NOTE, SECURED BY A DEED OF TRUST TO UNITED MORTGAGEE SERVICING CORP. OF RECORD IN BOOK 3887, PAGE 260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, ROY CONWAY FLOWERS, A SINGLERPERSON

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD A. JONES, TRUSTEE WITH FULL POWER TO SELL, TRANSFER, MORTGAGE OR CONVEY, WITHOUT JOINDER OF BENEFICIARY HIS *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TWO TRACTS OF LAND IN THE 5TH, FORMERLY THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

FIRST TRACT: BEGINNING IN THE CENTER OF THOMPSON ROAD AT A POINT, THE NORTH EAST CORNER OF THE SECOND TRACT OF LAND CONVEYED TO H. G. HEIGHT, BY DEED FROM DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 833, PAGE 777, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 62 DEGREES EAST 4.9 POLES TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO E. B. WOODROOF AND WIFE, BY DEED FROM T. F. WOODROOF AND WIFE, OF RECORD IN BOOK 1166, PAGE 27, SAID REGISTER'S OFFICE; THENCE SOUTH 75 DEGREES, WEST 16 POLES TO A POINT IN THE EASTERLY LINE OF THE HEIGHT PROPERTY; THENCE WITH HEIGHT'S EASTERLY LINE NORTH 49 3/4 DEGREES EAST 12.9 POLES TO THE BEGINNING.

SECOND TRACT: BEGINNING IN THE CENTER OF THE THOMPSON ROAD AT WATER'S EDGE ON THE EAST BANK OF THE WEST FORK OF MILL CREEK; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 62 DEGREES EAST 8 POLES TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO H. G. HEIGHT, BY DEED FROM DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 900, PAGE 711, SAID REGISTER'S OFFICE; THENCE SOUTH 49 3/4 DEGREES WEST 13.7 POLES TO A HACKBERRY; THENCE SOUTH 25 1/4 DEGREES WEST 21.6 POLES TO A STAKE 3 FEET EAST OF A PERSIMMON; THENCE NORTH 69 3/4 DEGREES WEST 4 POLES MORE OR LESS, TO THE WATER'S EDGE OF SAID CREEK; THENCE DOWN SAID CREEK WITH ITS MEANDERS TO THE BEGINNING.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,000.00

Subscribed and sworn to before me, this the 30th day of SEPTEMBER 19 70

Affiant

My commission expires: 5-12-74 (Affix Seal)

Notary Public

LEE P. HOLT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BEING THE SAME PROPERTY CONVEYED TO ROY CONWAY FLOWERS, A SINGLE, BY DEED FROM HOME EQUITY COMPANY, A TENNESSEE CORPORATION, OF RECORD IN BOOK 3887, PAGE 258, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RICHARD A. JONES, Trustee *HIS heirs and assigns, forever.*

And I *do covenant with the said* RICHARD A. JONES, Trustee *that* I AM *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* EXCEPT AS SET OUT ABOVE AND 1970 TAXES WHICH GRANTEE ASSUMES.

And I, *do further covenant and bind* MYSELF, MY *heirs and representatives, to warrant and forever defend the title to the said land to the said* RICHARD A. JONES, Trustee *HIS heirs and assigns against the lawful claims of all persons whomsoever.*

Witness MY *hand this* 30 *day of* SEPTEMBER, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy Conway Flowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named ROY CONWAY FLOWERS

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 30 day of SEPTEMBER, 19 70

[signature] Notary Public

Commission Expires 7-12-74

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in, this day of, 19

Notary Public

Commission Expires

WARRANTY DEED

FROM

ROY CONWAY FLOWERS

TO

RICHARD A. JONES

A 92419

IDENTIF. REFERENCE

OCT 7 3 10 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

OCT-7[illegible]	CONV	*9,000.00				
OCT-7[illegible]	S'TAX		A*	23.40		
OCT-7[illegible]	PM'FEE		A*	.50		
OCT-7[illegible]	W'DEED		A*	6.00	*	29.90

Mail to: [illegible]
410 Union Bldg
Nashville, Tenn
37219